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3 ORDINANCE 116972  
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5 AN ORDINANCE relating to historic preservation, imposing controls  
6 upon the Admiral Theater, a landmark designated by the  
7 Landmarks Preservation Board under Chapter 25.12 of the  
8 Seattle Municipal Code (Ordinance 106348), and adding it to  
9 the Table of Historical Landmarks contained in Chapter 25.32  
10 of the Seattle Municipal Code.

11 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle  
12 Municipal Code (SMC), establishes a procedure for the  
13 designation and preservation of structures and areas having  
14 historical, cultural, architectural, engineering or  
15 geographic importance; and

16 WHEREAS, The Landmarks Preservation Board after a public hearing  
17 on April 5, 1989, voted to approve the nomination of the  
18 Admiral Theater at 2343 California Ave. S.W. in Seattle as a  
19 landmark under SMC Chapter 25.12; and

20 WHEREAS, after a public hearing on June 7, 1989, the Board voted  
21 to approve the designation of the Admiral Theater as a  
22 landmark under SMC Chapter 25.12; and

23 WHEREAS, on May 20, 1992, the Board and the owners of the  
24 designated property agreed to controls and incentives; and

25 WHEREAS, the Board recommends to the City Council approval of  
26 controls and incentives; Now, Therefore,

27 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

28 Section 1. DESIGNATION. That the designation by the  
29 Landmarks Preservation Board of the Admiral Theater, located on  
30 property described as:

31 Lots 11 through 18, Block 1, Olympic Heights  
32 Addition to West Seattle, according to the  
33 plat thereof recorded in Volume 14 of Plats,  
page 42, records of King County, Washington

as a landmark based upon satisfaction of the following criteria of  
SMC Section 25.12.350:

- 1) It is associated in a significant way with the life of a person important in the history of the City, state or nation;
- 2) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation;

- 1           3) It embodies the distinctive visible
- 2           characteristics of an architectural
- 3           style, or period, or of a method of
- 4           construction;
- 5           4) It is an outstanding work of a
- 6           designer or builder; and
- 7           5) Because of its prominence of spatial
- 8           location, contrasts of siting, age,
- 9           or scale, it is an easily
- 10          identifiable visual feature of its
- 11          neighborhood or the city and
- 12          contributes to the distinctive
- 13          quality or identity of such
- 14          neighborhood or the City.

15 is hereby acknowledged, and the Admiral Theater is hereby declared  
16 a landmark.

17           Section 2. CONTROLS. The following controls are hereby  
18 imposed on the features and characteristics of the Admiral Theater  
19 that were designated by the Board for preservation:

- 20           A. Except as provided in subsection 2.B and 2.C below, a  
21           Certificate of Approval must be obtained from the  
22           Landmarks Preservation Board pursuant to SMC 25.12.670  
23           et seq., or the time for denying an application for a  
24           Certificate of Approval must have expired, before the  
25           owners may make alterations or significant changes to:
- 26           1. The entire exterior, including the roof
  - 27           and the planters; and
  - 28           2. The following features of the interior:
  - 29           the main lobby (excluding the restrooms
  - 30           and anterooms), the balcony/mezzanine
  - 31           (excluding offices and rooms off the
  - 32           balcony) the stairway to the mezzanine,
  - 33           and the east and west interior walls of
  - the original theater auditorium.
- B. For the designated areas of the building, the  
elimination or addition of ducts, conduits, HVAC, vents,  
grilles, fire escapes, pipes and other similar utility  
or mechanical elements necessary to the normal operation  
of the building may be approved by the Historic  
Preservation Officer without the need for further action  
by the Board if the Historic Preservation Officer  
determined, upon examination of submitted plans and

1 specifications, that such alterations are consistent  
2 with the purposes of the Landmarks Preservation  
3 Ordinance. If the Historic Preservation Officer  
4 disapproves such alterations, the owners may submit  
5 revised plans and specifications to the Historic  
6 Preservation Officer or may apply to the Board for a  
7 Certificate of Approval for the alterations.

8 C. No Certificate of Approval shall be required, and any  
9 changes may be permitted without further review, for the  
10 following:

- 11 1. Change(s) in roofing material, provided  
12 that the height and volume of the  
building is not altered.
- 13 2. Removal of the concession stand in the  
14 lobby.
- 15 3. Removal and/or replacement of  
carpeting/floor coverings.
- 16 4. In-kind maintenance of or repairs to any  
17 of the designated features.

18 Section 3. INCENTIVES.

19 A. Economic incentives may be made available as set forth  
20 in the Controls and Incentives Agreement between the  
21 Owner and the Board, and as they may become available in  
22 the future.

23 B. SMC Titles 23 and 24 provide for special exceptions  
24 which may be available for uses not normally permitted  
25 in a particular zoning classification by means of an  
26 administrative conditional use.

27 Section 4. Enforcement of this Ordinance and penalties for  
28 its violation shall be as provided in Section 25.12.910 of the  
29 Seattle Municipal Code.

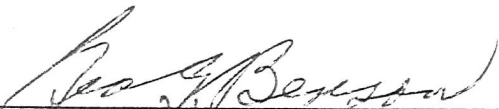
30 Section 5. The Admiral Theater is hereby added to the Table  
31 of Historical Landmarks contained in Chapter 25.32 of the Seattle  
32 Municipal Code.

33 Section 6. The City Clerk is hereby directed to record this  
ordinance with the King County Director of Records and Elections,

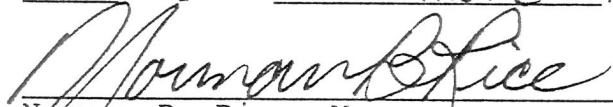
1 deliver two copies to the City Historic Preservation Officer,  
2 Arctic Building, and deliver one copy to the Director of the  
3 Department of Construction and Land Use.

4 Section 7. This ordinance shall take effect and be in force  
5 thirty days from and after its passage and approval, if approved  
6 by the Mayor; otherwise it shall take effect at the time it shall  
7 become a law under the provisions of the City Charter.

8 Passed by the City Council the 13 day of December,  
9 1992, and signed by me in open session in authentication of its  
10 passage this 13 day of December, 1993.

11  
12   
13 President of the City Council

14 Approved by me this 17 day of December, 1993.

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16 Norman B. Rice, Mayor

17 Filed this 20 day of December, 1993.

18 (SEAL)

19 Published \_\_\_\_\_

20 By   
21 Deputy Clerk  
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